

## Re-Roof Inspections

**Handout No. 3-4**

**Published: 8/21/00**

When more than 25% of an existing roof is to be reroofed in any 12-month period, a reroof permit is required. Less than 25% is considered a repair, and is exempt from a reroof permit.

- **Overlays** - The total weight of all roof coverings cannot exceed a maximum load of 7-lb/sq. ft. without an engineering analysis of the roof supporting structure. The maximum number of composition roof covers is 3. No overlay of wood shake roofs is permitted except for metal tile roofs that are listed to do so. A maximum of two built-up roofs are possible.
- **Roof Slope** - Composition roofs require a minimum slope of 2 in 12.  
Wood shake roofs require a minimum slope of 3 in 12.  
Interlocking concrete tile roofs require a minimum slope of 4 in 12.
- **Sheathing** - Solid sheathing is required for all roof covering materials except for wood shingle and shake. Plywood and OSB board exposed to weather (underside of eaves) must have exterior grade glue (Exposure 1).
- **Fire Rating** - A Class C minimum rating is required by California law, whether new or reroof. Wood shake and shingles must be of fire resistant type.
- **Underlayment** - Underlayment is to be installed per the manufacturer's instructions.
- **Fasteners** - Nails or staples must extend through or ¾" into sheathing, except where such penetrations would be visible at eaves or porch overhangs. Spacing and location of fasteners are to be per the manufacturer's installation instructions. Nail heads must be flush with shingles; HEADS ARE NOT TO BE DRIVEN INTO SHINGLE.
- **Lightweight Tile** - Most tile reroof applications require EVERY tile to be nailed, check the manufacturer's literature.
- **Flues** - Double wall Type B flues require 1" min. clearance to combustibles. Flues are not to be cut or altered without separate Mechanical Permit and inspection.
- **Skylights** - Skylights require separate Building permits and inspection.
- **Flashings** - Flashings may be re-used if in good condition. Flashings installed where the roof meets a vertical surface, such a wall or chimney requires counter-flashing. Exposed edges of wood sheathing are to be covered with L metal or equal.

The Permit Card must be on site at all times, and a ladder provided for access to all levels of the roof for inspection. **Inspectors do not carry ladders.** Typically only one inspection is required, either an in-progress or a final. If either progress or final inspection result in minor corrections, the roofing contractor or owner may self-certify when corrections are complete. Instructions are on the inspection request form and the reroof inspection notice.

Additional information can be obtained by visiting our website at [www.sanjoseca.gov/building/](http://www.sanjoseca.gov/building/) or by calling our Information Inspector's voice mail at (408) 535-3555 and leaving a detailed message. In addition you may visit the Building Division in City Hall at 200 East Santa Clara St. Our hours are 9:00 a.m. to 4:00 p.m. with limited service between 12:00 p.m. and 1:00 p.m.